

**CITY OF RICHMOND  
COMMUNITY DEVELOPMENT PROGRAM  
PROGRESS REPORT  
1975 — 1977**



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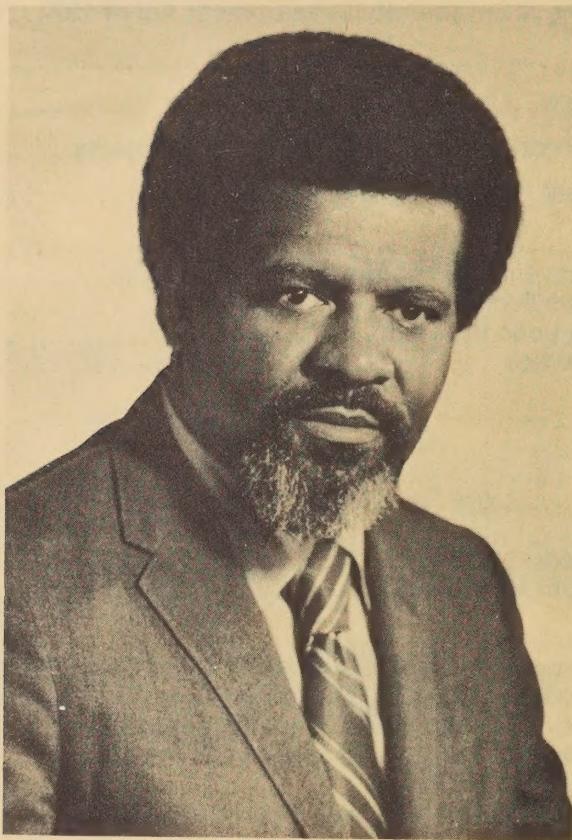
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## Special Note . . . . .

Community Development Progress Report is the official publication of the City of Richmond Community Development Program. Correspondence or inquiries concerning the contents of this progress report should be directed to the attention of the Program Management Director, Community Development Department, 330 25th Street, Richmond, California 94804.



HENRY DISHROOM,  
ASSISTANT CITY MANAGER  
FOR COMMUNITY DEVELOPMENT

**FROM THE DESK OF HENRY DISHROOM  
ASSISTANT CITY MANAGER  
FOR  
COMMUNITY DEVELOPMENT**

Richmond's approach to Community Development has evolved over the past several years as the city has worked to make efforts in former categorical programs such as Urban Renewal, Neighborhood Facilities, and Model Cities meaningful for Richmond residents. Operating under our overall strategy, the Community Development Program has focused on means:

- 1) To construct physical basis for change in depressed areas of the City;
- 2) To enhance the ability of citizens to fully participate in the planning and implementation of programs;
- 3) To strengthen the ability of local community organizations to carry out programs;
- 4) To effect institutional changes through negotiations with existing agencies to produce higher levels of services and commitment to Richmond residents; and
- 5) To develop effective means to capitalize on City assets and maximize economic development.

These goals are not new, but have long been recognized as priorities of the City.

Richmond's Program, developed within the framework of national policies and priorities, focuses on projects and activities designed to stimulate public and private investment in economic development. The City's program also gives special consideration to projects which improve and upgrade the City's physical environment and appearance, and programs to revitalize the housing stock and increase the level of overall services for target area residents so that all City residents are provided with the basic necessities at a level and in a manner commensurate with decency and dignity.

Richmond's three year Community Development Block Grant (CDBG) Plan included major physical improvements in accordance with our overall strategy. As of this date, all are either completed, in progress, or assured of funding and eventual implementation. Public service programs were planned in conjunction with physical Community Development activities and have been operating successfully since the inception of the City's Program.

The concentration of Community Development activities into small target areas has proven effective. Results of Community Development efforts are visible and residents of each Neighborhood Improvement Area, has opportunity to regularly meet with City staff and neighbors to participate in the planning and implementation of projects being conducted in their prospective communities. This approach has proven successful in Parchester. Staff anticipates increasing success in North and East I, Nevin, Belding Woods, and North Richmond with the advance of 312 loans and the ability to refinance home loans.

Many City officials and citizens continually ask questions regarding the availability of new funds for the Community Development Programs. Unfortunately, funds for Community Development activities have declined. Unlike under the Department of Housing and Urban Development's former categorical programs, when we could successfully compete for programs based on need and ability to perform, Richmond must rely on its block grant formula allocation. This will be important in the future because unless the Federal Administration is successful in working with Congress to make available additional programs for urban cities, the supply of funds for community development may run out. The type of programs needed are those which can provide funds for the specific, critical needs of depressed cities, which the City does not have the capacity to fund from local sources.

The need for such programs arises from the fact that national policies and priorities for Community Development are developed based on the analysis of problems on the national level. Yet there exists in Richmond, as in many other localities, specific problems not given national priority. The nature and existence of these problems vary from one location to another.

Richmond requires special federal programs to deal with our special needs in areas such as:

- development of the downtown
- massive unemployment
- economic development
- rehabilitation and construction of housing
- drug and alcohol abuse
- child care
- facilities and services for elderly and handicapped
- health care
- low-income housing for the poor and elderly.

These needs, truly cannot be met with an annual Community Development budget which is decreasing to a level of only \$1 million dollars for Richmond.

The Administration is aware of such problems and a few programs such as Urban Action Grants have been proposed; however, these are too few and have very limited funding levels. Richmond's programs will continue to focus on areas essential to the well being of its citizens, giving consideration to those programs beneficial to low and moderate income residents. Every effort will be made to advocate for and seek additional resources to assist in the overall goal of providing a safe and decent living environment for Richmond residents.

The Housing and Community Development Act of 1974 is an omnibus piece of legislation, the provisions of which alter significantly Federal involvement in a wide range of housing and community development activities.

The primary objective of the Title is the **development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-and-moderate income**. This objective is to be achieved through elimination of slums and blight and detrimental living conditions, conservation and expansion of housing and housing opportunities, increased public services, improved use of land, increased neighborhood diversity, and preservation of property with special values.

Activities developed which benefit low - or moderate - income persons are defined as activities which are so designed or so located as to principally benefit lower-income persons. Thus, activities of general benefit, such as street and park improvements, must serve areas a majority of whose residents are lower-income.

Activities which provide direct benefits to individuals are those designed to meet identified needs of lower income persons who are required to be the principal beneficiaries. These could include a public service activity the majority of whose clients are lower-income persons, or a rehabilitation loan program under which the majority of the residents whose housing is to be improved are lower income.

Exceptions may be made based on the above definitions for activities in areas whose lower-income population are small and so dispersed that they do not constitute the majority of any census tract, neighborhood or area. In such cases an activity may be deemed to benefit low - or moderate - income persons if it meets the following conditions: 1) The activity must be located in or serve those areas having the largest proportion of lower-income residents; 2) it must be clearly designed to meet identified needs of lower-income persons; 3) it must benefit such persons at least in proportion to their share of the population of the area. Examples of activities which would meet this definition are construction of sewer lines and recreational facilities in an area thirty percent (30%) of whose population is lower-income, as compared to twenty percent (20%) of the total City population, where the facilities are needed by the lower-income residents, and at least thirty percent (30%) of the beneficiaries are expected to be lower-income persons.

## **Summary of the Housing & Community Development Act of 1974**

## RICHMOND'S STRATEGY

The City's overall strategy since the start of the Community Development Program has been the continuation of ongoing projects initiated under prior categorical programs, such as: Urban Renewal, Model Cities Program, Neighborhood Facilities, etc. These projects are carried out in a concentrated manner in areas determined by the City Council upon recommendation of the Community Development Commission (CDC). Specific strategies are as follows:

- A. Allocating most of the Community Development (CD) funds to Physical Improvements for Acquisition and Construction of Parks and Neighborhood Facilities, Storm Drains, Flood Control, Street Improvements, Housing Rehabilitation, and New Housing Construction.
- B. Strengthening the City's capacity to attract federal funds and to initiate new programs which can be carried on either as a self-supported operation or permanently by other agencies.
- C. Increasing the level of overall services and involvement of Richmond residents in the Planning and Policy Making process.
- D. Capitalizing on Richmond's assets to produce Economic Development, by developing Richmond's Harbor, Minority Participation in the Hilltop Shopping Center, and the Downtown.

## FUNDING LEVEL AND FORMULA

\$3,898,400 — First Year [April 1975-February 1976]  
\$3,785,000 — Second Year [March 1976-February 1977]  
\$3,407,000 — Third Year [March 1977-February 1978]

The City's basic grant called a "Formula Entitlement" is based on a formula involving population, poverty (counted twice), and housing conditions (overcrowding). The formula is based on the average annual total amount of Federal funds received from HUD over the last five years. After completion of the Fifth Action Year of the Model Cities Program, the amount is reduced to 80%, 60%, and 40% in each succeeding year. Richmond's Fifth Action Year ended in June 1975 and, therefore, Richmond received 80% of previous received funds from HUD in the next year.

Richmond's prior experience with federally funded programs included: Urban Renewal, Public Housing, Model Cities, Open Space, and Neighborhood Facilities.

As a result of the large amount of federal funds Richmond has attracted over the past five or more years, the City's initial Community Development Grant entitlement was \$11.1 million in Block Grant Funds for the first three Program Years. Richmond's subsequent Block Grant funding level will be reduced each year until the Fifth Year (1979) when it reaches its current formula entitlement of \$1.2 million unless the U.S. Congress enacts new legislation.

## 1ST, 2ND & 3RD YEAR COMMUNITY DEVELOPMENT PROJECTS

Richmond's CDBG plan strategy, as noted previously, was to continue many of the ongoing and incompletely funded activities while developing new projects as needed within the City. Some of the ongoing projects such as Housing, Urban Renewal, and Economic Development activities have received continued funding since the inception of the CDBG Program. Many of the First Year Public Service Projects were not eligible for Second Year funding; However, subsequent to revised federal regulations, Public Service Projects supporting Community Development Block Grant (CDBG) funded Physical Development activities and being carried out in a concentrated manner became eligible, and were approved by the Federal Government in our Third Year Program. The approved projects and activities and budget allocations for each program year are shown on the following chart. (See Chart #1 on page 19)

### COMMUNITY DEVELOPMENT PROGRAM TARGET AREAS

The concept of target areas under the Community Development Block Grant (CDBG) Program is based on legislation which holds the local government responsible to designate areas for the concentration of Community Development (CD) activities based on the needs of low-and-moderate income residents. The City of Richmond's target areas are limited to: 1) Delineated Census Tracts having the highest degree of slum, blight, housing deterioration and persons of low-and-moderate income, etc. (extent of poverty), based on data compiled and published by the United States Bureau of Census for 1970, and 2) the amount of CDBG funds allocated on an annual basis for the elimination of the above conditions.

Based on the above data, and the availability of other local resources (i.e., staff, urban renewal activities, etc.), the Community Development Commission (CDC) and the City Council may recommend the inclusion or deletion of an area delineated as a "target area" if extenuating circumstances exist.

In addition, legislation allowed cities like Richmond to complete community development activities initiated under the Model Cities Program with First Year CDBG funds in the Model Cities Neighborhood Area (MNA). City of Richmond's CDBG Program target areas including the MNA are as follows:

#### **BELDING WOODS**

The northern boundary line is 100 feet north of Burbeck Avenue.  
The southern boundary line is 100 feet south of Roosevelt Avenue.  
The western boundary line is Portola Avenue. The eastern boundary is 100 feet east of 18th Street.

#### **Neighborhood Characteristics**

<b>Ethnic Composition:</b>	Black - 9.5%	White - 66.6%
	Spanish	
	American - 20%	Other - 3.9%

**Median Income [1969]: \$8,001**

**Households below poverty levels - 16%**

**Housing Conditions** - The housing in this neighborhood is 75% single family with concentration of duplexes and apartments. A few housing units are showing signs of deterioration.

### **IRON TRIANGLE (MNA)**

The Iron Triangle, surrounded by railroad tracks on all three sides, is that part of Central Richmond historically known as "downtown," or the central business district. Included within the Iron Triangle area is the Nevin Center Neighborhood Development Program Area. This program area encompasses: the westside of 4th Street from approximately 135 feet south of Macdonald Avenue to approximately 100 feet north of Barrett Avenue, and westside of 6th Street from approximately 135 feet south of Macdonald Avenue to approximately 100 feet north of Barrett Avenue.\*

#### **Neighborhood Characteristics**

##### **Ethnic Composition:**

Black - 52.5% White - 28%

Spanish

American - 16.2% Other - 2.8%

**Median Income [1969]: \$7,383**

**Households below poverty levels - 23.6%**

**Housing Conditions** - Area in need of extensive rehabilitation. A portion of the housing stock in the Iron Triangle consists of three public housing developments and a high number of vacant and abandoned structures.

**Streets** - High crowns of streets south of Pennsylvania. Work to install sidewalks, curbs, and gutters cannot be continued until the streets have been reconstructed.

### **NORTH & EAST I**

The area is split up into two target areas. The approved target area's southern boundary is Garvin Avenue and the northern boundary line is Lincoln Avenue. The west boundary line begins approximately 100 feet east of 23rd Street, and the east boundary is 29th Street.

#### **Neighborhood Characteristics**

##### **Ethnic Composition:**

Black - 2.0% White - 83.3%

Spanish

American - 12.2% Other - 2.5%

**Median Income [1969]: \$11,385**

**Households below poverty levels - 7.1%**

**Housing Conditions** - Residential structures are generally in good condition and the area has an overall well-maintained appearance.

**Streets** - Streets show only minor problems.

### **PARCHESTER/NORTH RICHMOND (MNA)**

The southern boundary is from Harrison Drive to Griffin Drive and 100 feet north, which includes the first two houses north of Griffin Drive on the cross streets (Leke Way, McGlothen Way, and Jenkins Way).

The east boundary is from McGlothen Way to Jenkins Way. The streets included within these boundary lines also are Don Way, Johnson Drive, and part of Leke Way.

The MNA of North Richmond (City portion) has been combined with Parchester as one neighborhood area.\*\* Also included within

\*Expansion of Nevin Center NDP boundaries is presently under consideration.

\*\*Expansion of North Richmond boundaries is presently under consideration.

North Richmond is the North Richmond Neighborhood Development Program Area. This area consist of:

- Block bounded by Filbert, Chesley, Kelsey, and Gertrude Avenue;
- Block bounded by Filbert, Gertrude, Kelsey, and Alamo Avenue;
- Block bounded by Kelsey, Alamo, Cherry, and Duboce Avenue.

#### **Neighborhood Characteristics**

**Ethnic Composition:** Black - 95.9% White - 2.2%  
Spanish  
American - 1.2% Other - .7%

**Median Income [1969]: \$7,258**

**Households below poverty levels - 29.2%**

**Housing Conditions** - In Parchester, houses are of the same type: single family, one-story wood frame. Most houses are well cared for, although some are dilapidated. Houses in North Richmond are composed of a variety of housing styles, deteriorated, and in need of extensive rehabilitation and replacement.

**Streets** - In Parchester, the streets are narrow and lack adequate curbs and gutters. North Richmond streets are generally in good condition except for a few in need of reconstruction.

#### **SOUTHSIDE (MNA)**

To the south and west, the Southside neighborhood is bordered by various industries and warehouse activities. To the north it is bordered by and separated from the Iron Triangle Neighborhood by the Santa Fe tracks. The MNA portion of the Southside encompasses:

- Ohio Avenue from Garrard to South Marina Way;
- South Marina Way from Ohio Avenue to Cutting Boulevard;
- Southside of Cutting from South Marina Way to the Southern Pacific Railroad Tracks;
- Meeker Avenue from the Southern Pacific Railroad Tracks to Canal.

#### **Neighborhood Characteristics**

**Ethnic Composition:** Black - 91.0% White - 1.4%  
Spanish  
American - 6.6% Other - 1.0%

**Median Income [1969]: \$7,142**

**Households below poverty levels - 28.5%**

**Housing Conditions** - Deterioration of older homes is evident in this predominately single family residential area, and is in need of extensive housing rehabilitation. Part of the housing stock on the Southside consists of two public housing projects.

**Streets** - The streets for the most part are in good condition except for streets west of Harbour Way.

**The Goal of Richmond's Community Development Housing Program** is to revitalize the City's housing stock through the development of comprehensive neighborhood improvement programs implemented in specific neighborhood areas and to include public improvements in coordination with housing rehabilitation.

Starting in the fall of 1974, the Community Development Commission (CDC) began the task of developing the proposed housing programs for the First Year of Community Development Block Grant (CDBG) funding, including the selection of the neighborhood target

#### **Housing**

areas. Since that time the Commission, through its Housing Committee, has continued to play an active role in housing. The Housing Committee has worked upon proposed revisions in our existing programs and formulated recommendations on new programs and policies. The Second and Third Years' Community Development Block Grant (CDBG) Programs have resulted in continued modifications to the housing program and budgets in view of past experiences and new demands for programs and services. Programs aimed at improving housing and neighborhoods will continue to be a great concern to resident groups. The role of the Commission and the Housing Committee in establishing priorities and program policies may well increase as our programs become more active and approach the Fourth Year of the CDBG Program.

To meet the overall housing and general property improvement needs of residents, the **Neighborhood Improvement Program (NIP)** budgeted at \$786,700 over the three year period was designed to improve and maintain the older neighborhoods, by helping property owners make necessary repairs and improvements to their property, and by providing certain public improvements. The key to this program has been to concentrate the City's available resources in a well defined and small project area selected by the Neighborhood Project Area Committees (PAC). This method appears to achieve the most positive and visual results in a reasonable period of time. The availability of Section 312 Loan funds and the Marks-Foran Program Loan Funds will enable staff to complete certain properties that were otherwise not feasible under the CDBG Program. Technical staff services required to process 312 Loans and Marks-Foran Loans are provided by the Housing Department.

Work has been completed throughout the project area in Parchester Village, replacing the rolled curbs, constructing driveway entrances, and widening substandard driveways. The first phase of the Parchester Village Beautification Project which included a wall along Giant Highway between Griffin and Phanor Drive has been completed.



Parchester Village Wall Near Completion

The second phase, a wall along Collins Avenue between Williams and Griffin Drive, is near completion. In North and East I Project Area, extensive street right-of-way work has been completed. This work included the replacement of defective sidewalks, curbs, gutters, and driveway entrances.

The **Rehabilitation Grants Program**, which was included in many Community Development (CD) Programs, nationwide, has continued in Richmond as a major part of our housing rehabilitation effort. This program has continued because Richmond's Community Development Commission (CDC), the staff, and the City Council remain sensitive to the special needs of our low-and-moderate income residents.

Over \$580,000 in Community Development (CD) funds have been allocated to the Rehabilitation Grants Program to provide outright grants to eligible low-income owner occupants for rehabilitation work required by City codes. The maximum grant to do necessary work as noted in the Inspection Report is \$4,000. The income eligibility for grants is determined by the limits set for Public Housing Assistance. To meet the anticipated demand for this particular program, funds for the Third Year have been more than doubled. The Housing Department has approved fifty-seven (57) grants, totaling more than \$176,000.

The **Home Improvement Loan Program** was developed to provide 3% loans to eligible owner occupants residing within one of the following City target areas: Parchester, Belding Woods, North & East I, Iron Triangle, North Richmond, and Southside. Maximum loan amount was increased from \$6,000 to \$10,000, with a maximum term of 15 years subsequent to rising cost of materials. Sixty (60) loans have been approved in the above target areas, totaling \$331,000 of the \$575,000 appropriated to this Program.

The **Housing Services Section** staff has been counseling all prospective tenants under the Housing Authority's Section 8 Existing Program. The tenants are counseled prior to receiving certificates, which enables them to shop for dwelling units throughout Richmond. To date, 138 families have been counseled and given certificates. A number of dwellings have been inspected and certified by the Housing Inspectors. Counseling staff has also continued to provide counseling to families interested in qualifying for FHA Home Loans, including the Section 235 Program. In April 1977 a workshop was held for a number of families interested in the 235 Program. A major activity continues to

## Other Housing Activities



**Rehabilitation Work in Progress**

be providing a variety of information and related services to clients calling or dropping into the Housing Department. Recently, the Housing Services staff has been serving approximately 35 clients per day with general housing information and referral services, and providing default and delinquency counseling at a rate of 25 cases referred by FHA per month.

The Marks-Foran Program represents a new resource available for housing rehabilitation. The Marks-Foran Residential Rehabilitation Act, passed by the California State legislature in 1973, allows local governments to issue revenue bonds to make loans to rehabilitate houses and multi-family buildings. The loans will be at a moderate interest rate (estimated at about 7%), and up to \$30,000. The loans will be available throughout Richmond in designated target areas. City Community Development Loan Funds can be used to subsidize the interest rate on the Marks-Foran Loans.

On February 2, 1977, HUD qualified the City of Richmond to submit applications for direct loans from the government under the **312 Loan Program**. These loans are very similar to Community Development Block Grant (CDBG) Rehab Loans. They can be amortized up to \$17,400 for a maximum term of 20 years. These loans carry a 3% rate of interest. Also, a certain sum can be included to cover the cost of refinancing the existing mortgage(s). Staff has begun to take Section 312 applications that had previously dropped out of the workload. Those applications will be processed for Section 312 Loans.



**Garage Conversion Underway**

## **Public Facilities**

This category encompasses a wide variety of community development efforts to improve the range, quality, and availability of public facilities and services to Richmond residents.

Parchester Center, a 5,800 square foot neighborhood facility, was developed to serve the Parchester Village Neighborhood. Located off Collins and Williams Drive, the Center includes a multi-purpose game room, a drop-in health room, two meeting rooms, a lounge/library, restrooms, and office space. \$60,000 was contributed by Community Development and \$360,000 by a HUD Neighborhood Facilities Grant.



**Parchester Park and Center was completed in April 1976.**

The Parchester Park on a 4.3 acre site was developed to enhance the Parchester Center. The park includes a basketball court, an open play area, children's play apparatus, a tot lot, a community barbecue area, an automatic irrigation system, a practice tennis court, and landscaping. Community Development contributed \$51,300 towards the park development and HUD provided \$210,000 through an Open Space Grant.



**Reconstruction of Filbert Street in North Richmond**

The Community Development Program contributed \$75,000 as a Planning Grant to develop the initial architectural drawings for the **Nevin Center Project**. This Project includes a Neighborhood Facility, the Renovation of the Museum, Landscaping, a Health/Social Services Center, and Public Improvements.

**Boorman Park** located at South 25th Street and Maine Avenue, is a 3 acre site that will serve the Boorman Neighborhood of the Southside. Phase I of the Project includes: children's play apparatus, a tot lot, a multi-purpose paved court area, a senior citizen's covered area, an automatic irrigation system, and landscaping. Community Development contributed \$50,000 for this project. The State Bond Act allocation was \$237,000, and General Revenue \$13,000.

The **Richmond Natatorium** ("Plunge") is located at the intersection of Garrard and Washington in Point Richmond. Community Development contributed \$276,000 towards the first phase of the renovation plan. The rehabilitation included new mechanical and electrical equipment, resurfacing the pool deck, interior and exterior painting, rehabilitation of the dressing rooms, and showers.

Under the **Richmond Auditorium Modification** Project the Community Development Program contributed \$50,000 toward the renovation of the Richmond Memorial Auditorium. The renovation provided access for the elderly and handicapped into the auditorium, as well as restroom facilities on the first floor.



The Richmond Natatorium renovations, completed in March 1977.

## Public Services

A number of projects have been developed to meet the social needs of the City of Richmond. The City will continue to support and improve successful ongoing social projects that are in support of other Community Development Block Grant (CDBG) Physical Development activities and/or not otherwise available, and are being carried out in a concentrated and coordinated manner.

The Greater Richmond Social Services Corporation Child Care Center was organized under the City's old Model Cities Program. A 100-capacity Child Care Center was constructed, utilizing U.S. Depart-

ment of Commerce (Economic Development Administration) funds and other City funds, opening its doors in February 1974. A curriculum on Educational Development, Social Relationships, Physical Development and Cultural Awareness is funded at approximately \$225,000 per year by the State Department of Education Child Development Unit. The Center currently serves seventy-eight (78) children between the ages of 2½ to 5 years old. In addition, the Center recently expanded its program to five (5) satellite Family Day Care Homes, which provide in-home services for twenty (20) infants 6-weeks to 2½ years of age. Some Community Development Block Grant funds allocated on a yearly basis maintain this city-owned facility.

Since the inception of the **Greater Richmond Social Services Corporation Nutrition Project for the Elderly** in 1974, this Richmond project, one of sixteen (16) in Contra Costa County, serves one hundred sixty (160) hot nutritious meals daily, during the noon hour, five days per week, to senior citizens at the three Richmond sites: 1) Shields-Reid Center in North Richmond; 2) 25th and Macdonald Avenue; and 3) Eastshore Community Center at 960 South 41st Street. Supportive Social Services are also provided to project participants, such as transportation to appointments with other agencies who provide health services, public assistance, Medicaid, legal services, and a variety of cultural and recreational activities. No Community Development Funds were provided during the Second Year of the Community Development Program due to a ruling by the U.S. Department of Housing and Urban Development (HUD); however, the Nutrition Project did receive First and Third Year allocations totaling \$20,000.



**Classroom Activity at the Greater Richmond Social Services Corporation Child Care Center**

The **West Contra Costa Community Health Care Corporation** has received support from the City of Richmond since its incorporation in 1973 under both the Model Cities and Community Development Block Grant (CDBG) Program. The project developed a master plan for the provision of health related services to the Medical Underserved Residents of the Richmond area utilizing the aforementioned funds to attract other Federal Funds for these purposes. Projects that have

resulted from the Corporation's efforts include: 1) Participation in Contra Costa County's Prepaid Health Plan (PHP) designed to provide enrollment and grievance services for clients of the plan; 2) Hypertensive and Preventive Health Services, currently ongoing, providing blood pressure check-ups and other health screening referral services; 3) a Drug Treatment Training Program operational since 1974, designed to train health para-professionals in this field and utilizing local academic institutions offering community resources and individual counseling courses.

**The Richmond Unified School District - School Lunch Program** funded with Community Development Block Grant (CDBG) funds during 1975-76; as an ongoing Model Cities Project, was operated by the School District as part of the National School Lunch Program. The Project provided free hot lunches to children of low-income parents attending five (5) elementary schools within the District.

**The Richmond Discovery Center, Inc.** Project is no longer in operation; however, it was funded during the First Year of the City's Community Development Block Grant (CDBG) Program as an ongoing Model Cities Project, designed to ameliorate the high incidence of drug abuse in selected target areas. Contra Costa County now has the responsibility for these services.

Concentrating its activities on counseling and tutorial services to elementary school children residing in selected target areas, **North Richmond Neighborhood House - Community Education Project** is a direct result of the Model Cities Program. The Project success supports the theory that in order to develop a viable community in terms of environment, economic opportunities, etc., a responsible educated or re-educated adult begins with an adequately trained child, especially in low and moderate income areas. Community Development Block Grant (CDBG) funds are utilized in conjunction with other Federal and local school district programs.

**To expand the economic base of the City by promoting major economic development projects, i.e., Hilltop Regional Shopping Center, Social Security Center, Kaiser Hospital, and the Port, that will generate significant business and employment opportunities for residents of Richmond.**

**The Richmond Management Services Corporation**, a spinoff from the Richmond Model Cities Program, has contracted with the City of Richmond's Community Development Block Grant (CDBG) Program to provide a variety of assistance to minority contractors and minority businessmen. During the three (3) Community Development funding periods, one hundred and forty-six (146) individuals and/or firms received loan packaging, accounting, and proposal preparation assistance resulting in twelve (12) grants, loans, and lines of credit totaling \$309,000 and creation of fifty (50) new jobs. In addition, Richmond Management Services Corporation has assisted the Richmond Redevelopment Agency in the revitalization of Downtown Richmond by assisting in the organization and maintenance of an active merchants/business group known as the **Downtown Association**, formerly the **Downtown Merchants Association**.

Over the past two years, the Association has advised the City of Richmond and the Redevelopment Agency of the needs of the business community downtown as well as stimulated cooperation among its member firms. Another function of Richmond Management Services Corporation is to provide staff assistance for the Greater Richmond Community Development Corporation (GRCDC), in developing the GRCDC Mercantile Center, Nutrition Program for the Elderly, and Barrett Plaza/Barrett Terrace Housing.

## Economic Development

The Commercial Rehabilitation Loan Program in the Downtown was implemented during the past year. Low-interest loan funds are provided for commercial properties within the Downtown Urban Renewal Project Area from HUD Urban Renewal, Community Development Block Grant (CDBG), and FHA Section 312 sources. The Macdonald Avenue Improvement Program is funded from the Community Development Block Grant, for loans outside the Downtown Urban Renewal Area. This project is administered by the Housing Department.



**Golden Star Cafe Rehabilitated under the Macdonald Avenue Improvement Program**

The Macdonald Avenue Improvement Program was implemented during the Second Year with Community Development funds. The Program provides Commercial Rehabilitation Loans at 3% interest to property owners located along Macdonald Avenue from 14th Street east to the overpass and 6th Street west to 1st Street. Work is now underway to set up a non-profit corporation for selective commercial rehabilitation of buildings located between 11th and 8th Streets in the Downtown. A number of tenants and prospective tenants have expressed interest in locating in rehabilitated structures. In conjunction with this rehabilitation work, a mini-park (located at the corner of 10th and Nevin) and a small Plaza (located across from the Mercantile Center on 11th Street) are being designed.

The GRCDC Mercantile Center is a Million Dollar Office/Commercial Complex funded by grants from the Richmond Model Cities Program and the U.S. Department of Commerce, Economic Development Administration. It is presently under construction and approximately half of the 18,000 square feet has been leased. It is expected to open in September 1977, and provide over fifty new jobs as well as business opportunities for local residents. Richmond Management Services Corporation (RMSC) staff coordinated the development.



**Greater Richmond Community Development Corporation  
Mercantile Center located at 11th and Macdonald Avenue  
under construction.**

## **Citizen Participation and Planning for Community Development Programs**

Citizen involvement in the Richmond Community Development process dates back to October 1973, when the Mayor of the City jointly with the City's Community Development Department hosted an all-day citizens' meeting to discuss the proposed Community Development Act, its implications for Richmond and a possible Citizen Participation structure. A Citizens Planning Committee was appointed at this workshop by the Mayor. The Committee consisted of a representative of each of the neighborhood councils, the NAACP, United Council for Spanish Speaking, Model Cities, and the League of Women Voters. The Committee was assigned the task of working with staff to develop the structure for the Community Development Commission and recommending that structure to the City Council.

The City formerly approved the recommended structure for the Community Development Commission on March 8, 1974. The Commission consisted of forty-one (41) members. Twenty-six (26) commissioners represent each of the City's thirteen (13) neighborhoods. The remaining fifteen (15) represent city-wide interest groups. Because of Richmond's past involvement with Neighborhood Councils, the City was divided into Neighborhood Councils Areas for Community Development planning purposes. For the First, Second, and Third Year Plans, community meetings were held throughout the City using the Neighborhood Councils as the basis for citizen involvement in the planning process. Citizens were able in these community meetings to express their needs and discuss how Community Development funds should be spent. After extensive review by the Community Development Commission of these plans and before final approval, two public

hearings were held to enable citizens to comment or to recommend changes. This year, the Community Development Commission will host city-wide town meetings to which citizens will be invited. Citizens will have an opportunity to review existing programs and to comment on what's being proposed for the Fourth Year.

## SCHEDULED FOURTH YEAR PLANNING MEETINGS

**Community display - 9/16-17/77, Hilltop Shopping Center**  
**Public Facilities and Social Services Committee adopt Com-**  
**munity Development Program and Budget - 9/20/77**  
**City-wide Town Meeting - 9/21/77**  
**Housing Committee Adopt Community Development Program and**  
**Budget - 9/22/77**  
**Community Development Commission Meeting to Recommend**  
**Programs and Budget - 9/28/77**  
**Public Hearing on Plan - 10/11/77**  
**Final Public Hearing on Plan - 12/5/77**

Citizens will be informed of meetings through the local newspaper and the Community Development mailing list. In order for an individual to have his/her name placed on the mailing list, he/she must attend one of the committee meetings and sign the sign-up sheet, or phone the Citizen Participation Department in City Hall, 232-1212 Extension 511.

A general election for members of the Community Development Commission will be held on Saturday, September 24, 1977. All registered voters who reside in areas where the elections are being held will be notified and sent a ballot in the mail.

The City's Community Development Block Grant Program, in retrospect, can be evaluated as successful. Richmond immediately began implementation of the Program shortly after Congress passed the legislation creating the Program in 1974. In fact, Richmond was one of the first Programs in the Nation to receive an approved grant application. In addition, we have been successful in our ability to interpret regulations enabling us to plan programs which are acceptable and, therefore, approved by HUD without delay. The overall administration of the Program, including the participation of City residents, support of City officials, and the overall management, has been very effective. Most of the physical improvements scheduled were implemented within a reasonable time frame and these have been complemented with supportive public service projects.

There are, nevertheless, areas for improvement and staff is working to insure improvements. Many of the housing projects and efforts relative to the downtown urban renewal were delayed due to the reorganization of the Housing Department and the need to couple our programs with urban renewal efforts of the Richmond Redevelopment Agency.

In the coming year, we foresee major improvements in the implementation of housing and urban renewal projects. We will, also, continue selected supportive public service activities. The planning focus will remain on physical improvement projects and economic development activities. With support of the Federal Administration to develop additional proposals, the City may have available categorical

## Prospects for the Future of Community Development Programs

grants to assist with many of the critical needs in the City.

The most pessimistic issue concerns the continued reduction in the Block Grant. This is the greatest "potential obstacle" which could hamper our continued progress. However, Richmond will continue efforts to obtain any and all available funds to attack the urgent needs within our communities. To be sure we will have the continued support of City officials and staff, and with the devoted efforts of concerned citizens, community organizations and agencies, our efforts to assure that all Richmond residents have decent housing, a suitable living environment and the basic services and necessities at a level commensurate with decency and dignity will continue to be the order in the Richmond Community Development Program.

#### Acknowledgements

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**Lloyd G. Madden, Associate Administrative Analyst & Progress Report Managing Editor**

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**Rupertito Porter-Butterfield**

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**CHART NO. 1**  
**COMMUNITY DEVELOPMENT PROJECTS AND BUDGET ALLOCATIONS**

PROJECT ACTIVITIES	1st YEAR ALLOCATION	2nd YEAR ALLOCATION	3rd YEAR ALLOCATION	STATUS
1. Home Improvement Loan Program	\$ 200,000	\$ 80,000	\$ 295,000	Ongoing
2. Rehabilitation Grants Program	300,000	120,000	160,000	Ongoing
3. Neighborhood Improvement Program	183,700	200,000	403,000	Ongoing
4. Rehab of Vacant & Abandoned Structures	120,000	100,000	196,000	Ongoing
5. Demolition of Vacant & Abandoned Structures	105,000		-0-	Ongoing
6. Code Enforcement/Relocation	125,000	200,000	-0-	Ongoing
7. Housing Department Administration	280,000	300,000	315,000	Ongoing
8. North Richmond/Nevin Center NDP	337,000	955,000		Ongoing
9. Parchester Park	51,300			Completed
10. Parchester Center	60,000			Completed
11. Richmond Natatorium Renovation	276,000			Completed
12. Easter Hill Ball Park	50,000			Under Construction
13. Richmond Auditorium Modification	50,000			Completed
14. Civic Center Neighborhood Facility	650,000			Completed
15. Nevin Center		75,000		Under Design
16. Boorman Park		50,000		Under Construction
17. Hacienda Security		100,000		Under Construction
18. Renovations for the Handicapped		64,000		Under Construction
19. Transportation Project for the Elderly			20,000	In Planning
20. Annex Senior Citizens Center			75,000	Under Design
21. Easter Hill Child Care Center			200,000	In Planning
22. North Richmond Child Care Facility			200,000	Under Design
23. GRSSC Child Care Center	5,000		10,000	Ongoing
24. GRSSC Nutrition Project	5,000		15,000	Ongoing
25. West Contra Costa Community Health Care Corporation	30,000		65,000	Ongoing
26. Richmond Unified School District School Lunch Program	26,000			Completed
27. Neighborhood House Community Education	10,000		20,000	Ongoing
28. Richmond Discovery Center	5,000			Completed
29. Information & Referral Project			15,000	In Planning
30. Richmond Management Services Corporation	65,000	100,000	100,000	Ongoing
31. Downtown Urgan Renewal Project	251,000	566,000	100,000	Ongoing
32. Macdonald Avenue Improvement Program	150,000	100,000	250,000	Ongoing
33. Economic Development Project			200,000	In Planning
34. Filbert & Chesley Street Reconstruction		150,000		Under Construction
35. Ciziten Participation Unit	70,000	135,000	149,000	Ongoing
36. Career Development & Training	16,000	40,000	45,000	Ongoing
37. Community Development Administration	444,000	410,000	484,000	
38. A-87 (FMC 74-4)	33,000	90,000	90,000	
	\$3,898,400	\$3,785,000	\$3,407,000	

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